

007.A

0005

0039.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
767,700 / 767,700

USE VALUE:

767,700 / 767,700

ASSESSED:

767,700 / 767,700


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		LAKEHILL AVE, ARLINGTON

OWNERSHIP	Unit #:	39
Owner 1: LEBLANC JEFFREY		
Owner 2: PAUPECK JEAN BESEN		
Owner 3:		

Street 1: 39 LAKEHILL AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: SHAMBURGER SAMUEL B. -
Owner 2: -
Street 1: 39 LAKEHILL AVE, UNIT 39
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Asbestos Exterior and 1415 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7424																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
102										Yard Items				Land Value	
0.000										Total Value					
767,700															

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good														
Sty Ht: 1A - 1 Sty +Attic		A Bath: 1	Rating: Good														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 5 - Asbestos		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREEN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: N - NONE		Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper											
Grade: C+ - Average (+)		<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1910	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdict: G16	Fact: .	Floor: M - Multi-Level				Totals	RMs: 8	BRs: 3	Baths: 1	HB							
Const Mod:		% Own: 55.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:		Name:				Exterior:		No Unit	RMS	BRS	FL						
<b>INTERIOR INFORMATION</b>						Interior:		1	8	3	2						
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %			Additions:											
Prim Int Wall: 2 - Plaster		Functional:				Kitchen:											
Sec Int Wall:	%	Economic:				Baths:											
Partition: T - Typical		Special:				Plumbing:											
Prim Floors: 3 - Hardwood		Override:				Electric:											
Sec Floors:	%	Total: 18.6 %				Heating:											
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				General:											
Subfloor:		Basic \$ / SQ: 295.00															
Bsmnt Gar:		Size Adj.: 1.35000002															
Electric: 3 - Typical		Const Adj.: 0.94031191															
Insulation: 2 - Typical		Adj \$ / SQ: 374.479															
Int vs Ext: S		Other Features: 82500															
Heat Fuel: 1 - Oil		Grade Factor: 1.10															
Heat Type: 5 - Steam		NBHD Inf: 1.39999998															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 943078															
% Com Wall:	% Sprinkled:	Depreciation: 175412															
				Depreciated Total: 767665													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 007.A-0005-0039.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	